

Hearing Officer Transmittal Checklist

Hearing Date
04/16/2013
Agenda Item No.

43.


Project Number: R2012-02756-(2)

Case(s): Conditional Use Permit Case No. 201200158

Planner: Diane Aranda

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☐
- ☐
- ☐

Reviewed By:





Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
R2012-02756 4/16/2013

REQUESTED ENTITLEMENTS
RCUP 201200158

PROJECT SUMMARY

OWNER / APPLICANT

Bhakta Madhubhai

MAP/EXHIBIT DATE

February 1, 2012

PROJECT OVERVIEW

The applicant, Bhakta Madhubhai, is requesting a Conditional Use Permit to authorize the continued operation of a motel in the C-3 (Unlimited Commercial) zone within the East Compton Community Standards District. The motel has been in operation since 1953 and does not meet current parking and landscaping requirements pursuant to 22.28.220 of the Los Angeles County Code.

LOCATION

14900 South Atlantic Avenue, East Compton

ACCESS

South Atlantic Avenue

ASSESSORS PARCEL NUMBER(S)

6185006034

SITE AREA

0.344 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

EAST COMPTON

LAND USE DESIGNATION

Major Commercial

ZONE

C-3 (UNLIMITED COMMERCIAL) ZONE

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

0

COMMUNITY STANDARDS DISTRICT

EAST COMPTON

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption-Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (conditional use permit burden of proof requirements)
 - 22.44.112 (East Compton CSD requirements)
 - 22.28.220 (C-3 Zone Development Standards)

STAFF RECOMMENDATION

Staff Recommendation is for Approval of Project R2012-02756-(2).

CASE PLANNER:

Diane Aranda

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

DAranda@planning.lacounty.gov



ENTITLEMENTS REQUESTED

The applicant, Bhakta Madhubhai, is requesting a Conditional Use Permit (CUP) to continue the operation of an existing 19-room motel in the C-3 (Unlimited Commercial) Zone pursuant to County Code Section 22.28.210.

PROJECT DESCRIPTION

The proposed project is to authorize the continued use of an 18-room motel, and one manager living quarter, within a 6,388-square-foot building on a 0.34 acre lot with less than required parking per current code in the C-3 (Unlimited Commercial) zone, pursuant to Section 22.28.210. The motel was legally established in 1953 prior to conditional use permits were required for motels in the C-3 zone. The applicable amortization period has expired. The approval of this grant will authorize the continued operation of the 19-room motel with 12 standard parking spaces as originally developed, which is deficient by seven (8) parking spaces than would be required under current development standards. This motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use building and structure with no alteration or addition to the building proposed.

SITE PLAN DESCRIPTION

The site plan depicts a one-story 6,388-square foot building on a 0.34-acre lot. The building contains 18 rental units, a manager's dwelling unit, office receptionist area, two storage rooms and a laundry area. Seventeen rental units consist of one bed and one bathroom. Only one rental unit (#10) consists of two beds and one bathroom. The manager's unit consists of two bedrooms, an office, kitchen, living room and a bathroom. There is no unit number thirteen.

The main access is from a 20-foot wide paved driveway along South Atlantic Avenue and secondary access along a 20-foot wide alleyway to the east of the property. Guest vehicle parking spaces are located on-site on a paved parking area in the center with 12 standard parking spaces, including one handicap parking space. The subject property has approximately 1,500-square feet of landscaping throughout the front of the building along South Atlantic Avenue and along the parking area. There is one existing freestanding 16-square foot business sign that is 25-feet in height, located at the entrance of the subject property.

EXISTING ZONING

The subject property is zoned (C-3) Unlimited Commercial and is located within the East Compton Community Standards District (CSD) in the unincorporated community of east Rancho Dominguez.

Surrounding properties are zoned as follows:

North: C-3 (Unlimited Commercial) and R-1 (Single-Family Residence)/R-2 (Two-Family Residence) Zone

South: C-3 (Unlimited Commercial) Zone

East: R-1 (Single-Family Residence) Zone

West: C-3 (Unlimited Commercial) Zone

EXISTING LAND USES

The subject property is developed with an existing 18-room rental unit motel and a manager's dwelling unit.

Surrounding properties are developed as follows:

North: Church, beauty salon and single/multiple-family residence

South: Auto repair and banquet hall

East: Single/multiple-family-residence

West: Furniture store, tire shop and adult day care

PREVIOUS CASES/ZONING HISTORY

No previous cases exist on the subject property. The existing one-story 19-unit motel was constructed on the 0.34-acre lot in 1953. There are building permits approved for the motel, and freestanding sign dated January 27, 1953 and May 5, 1953.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. This request is exempt from the California Environmental Quality Act based on Section 15301 (Chapter 3, Title 14, California Code of Regulations) because it is located on urbanized developed land that is not environmentally sensitive, and as such, it meets the criteria set forth under Class 1 Categorical Exemption. Therefore, staff recommends that the Hearing Officer determines that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan Consistency

The project site is located within the Major Commercial land use category of the Countywide General Plan Land Use Policy Map. A motel within the Major Commercial land use designation is consistent with the intent and policies of the General Plan. Typical land use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service facilities and a range of mixed commercial retail and service activities.

The following policies of the General Plan are applicable to the proposed project:

- *"Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls."*

The Patio Motel is located within an established commercial corridor along Atlantic Avenue and is compatible with the community character of this corridor that has been in existence since the 1950's. The current design is also indicative of many of the existing buildings along the commercial corridor, therefore

compatible with the community. The Patio Motel provides a service for visitors of the East Rancho Dominguez Community and surrounding areas with affordable accommodations.

- *“Ensuring continuing opportunity for citizen involvement in the land use decision-making process.”*

Public hearing notices regarding the subject application were mailed out to the owners of the properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Press Telegram. Case information materials, including the notice of public hearing, and a factual sheet were forwarded to the Compton Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing.

- *“Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.”*

Staff recommends an approval term of fifteen years along with annual CUP inspections, “No loitering” signs to be placed and remain clearly posted, require sufficient lighting and security cameras to be placed in the parking lot area, and prohibit hourly rentals.

Neighborhood Compatibility

The motel was legally established in 1953 and serves local and regional areas. The motel also serves as a buffer between intensive uses, such as auto repair that is located to west, and residential neighborhoods located to the east of the subject property. The request to continue the operation of the motel in an existing commercial corridor will take advantage of existing public services and facility capabilities by utilizing existing public utilities, intensely used highway and transportation system. With the appropriate conditions and enforcement, the proposal to allow the motel to continue operation will not disrupt the surrounding neighborhood.

Zoning Ordinance and Development Standards Compliance

The zoning category for the subject property is C-3 (Unlimited Commercial) zone. A motel is a use subject to permit in the C-3 zone pursuant to section 22.28.210 of the Los Angeles County Code. The existing motel complied with 1953 parking requirements for the C-3 zone with 12 parking spaces for 19-rooms. The parking standards at the time the motel was constructed required parking spaces sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41 (d). Current parking standards would require 18 parking spaces, which is one space per guest room. In addition, the manager's dwelling unit has two bedrooms, and pursuant to County Code, requires one and one-half covered, plus one-half uncovered parking spaces to comply with County Code Section 22.52.1180.

Additional parking cannot be accommodated on the subject property due to physical constraints. The property and adjacent lots are fully developed with insufficient space for additional parking. Additional parking is not required pursuant to section 22.56.1510 of the Los Angeles County Code, since the applicant is not proposing to expand or alter the existing 18-rental unit motel.

The property has approximately 1,500-square feet of landscaping and covers 10 percent of the 0.34-acre lot. Landscaping requirements are met pursuant to Section 22.28.220 (A).

East Compton Community Standards District

The subject property is located within the East Compton Community Standards District. The intent and purpose of the East Compton Community Standards District is to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project as adopted by the Board of Supervisors on July 10, 1984 and as subsequently amended. Staff contacted a representative from the East Compton Redevelopment Commission to ask for project consultation on June 2012. The representative stated that due to the abolishment of the Redevelopment Agencies, there is no staff available to implement the goals of the East Compton Redevelopment Commission. There are no zone specific regulations for the C-3 zone.

Site Visit

Staff has conducted site visits on November 18, 2011, February, 9, 2012, February 12, 2013 and April 2, 2013 to the subject property. During each site visit, the parking area did not appear to be used to full capacity. The property was clean and compatible with the surrounding mixed uses in the neighborhood. No zoning violations were observed.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Sheriff's Department

On October 13, 2011 the Los Angeles County Sheriff's Department, Compton Substation provided Staff with a Crime Analysis Report regarding calls for service and recommendations for the subject property. These calls for service include a report for narcotics, vehicle citation, receiving stolen property, alcohol intoxication and vehicle boating laws. The Sheriff's Department also made the following recommendations:

- "No Loitering" signs shall be placed and remain clearly posted around the business and any loitering activity be strictly monitored and aggressively discouraged by management.
- The parking area is maintained with sufficient lighting to illuminate the appearance and conduct of all persons in the parking area.

- Management continues to have an on-going liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated when problems occur.

The Sheriff's stated that without the above recommendations a positive endorsement cannot be issued. Staff has added the above recommendations to the conditions of approval (attached). Staff requested updated calls for service on February 28, 2013 and has not received a response at the time that this report was drafted. The letter dated October 13, 2011 and incident report are attached to this report.

County Fire Department

A clearance letter from the Los Angeles County Fire Department dated October 28, 2009 is included as an attachment to this report.

Department of Regional Planning Zoning Enforcement

Notices of Violations were issued in 1992 regarding operating without a Conditional Use Permit. The zoning violations were corrected and the enforcement file has been closed by the zoning inspector. Currently, there are no open zoning violations.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

At the time of this report, there was one phone call inquiring about project related details. At the time of this report, there are no comments in favor or opposition of the proposed project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-02756, Conditional Use Permit Number 201200158, subject to the attached conditions.

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201200158 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT NO. R2012-02756-(2)
CONDITIONAL USE PERMIT NO. 201200158

STAFF ANALYSIS
PAGE 6 OF 6

Prepared by Diane Aranda, Regional Planning Assistant II, Zoning Enforcement East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:DA
04/03/2013

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02756-(2)
CONDITIONAL USE PERMIT NO. 201200158**

1. **ENTITLEMENT REQUESTED.** The applicant, Bhakta Madhubhai, is requesting a Conditional Use Permit (CUP) to authorize the continued operation of a 19-unit motel pursuant to County Code Section 22.28.210 in the C-3 (Unlimited Commercial) Zone and East Compton Community Standards District.
2. **HEARING DATE.** April 16, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly public hearing was held on April 16, 2013 before the Hearing Officer.
4. **PROJECT DESCRIPTION.** The proposed project is a request to authorize the continued operation of an existing 19-unit motel within the C-3 (Unlimited Commercial) Zone and the East Compton Community Standards District in the unincorporated portion of Los Angeles County. The motel was built in 1953 and was approved with twelve (12) parking spaces which do not comply with current parking standards pursuant to County Code Section 22.52.1170.
5. **LOCATION.** 14900 South Atlantic Avenue, unincorporated East Compton
6. **SITE PLAN DESCRIPTION.** The site plan depicts a one-story 6,388-square foot building on a 0.34-acre lot. The building contains 18 rental units, a manager's dwelling unit, office receptionist area, two storage rooms and a laundry area. Seventeen rental units consist of one bed and one bathroom. Only one rental unit (#10) consists of two beds and one bathroom. The manager's unit consists of two bedrooms, an office, kitchen, living room and a bathroom. The main access is from a 20-foot wide paved driveway along South Atlantic Avenue and secondary access along a 20-foot wide alleyway to the east of the property. Guest vehicle parking spaces are located on-site on a paved parking area in the center with 12 standard parking spaces, including one handicap parking space. The subject property has approximately 1,500-square feet of landscaping throughout the front of the building along South Atlantic Avenue and along the parking area. There is one existing freestanding 16-square foot business sign that is 25-feet in height, located at the entrance of the subject property.
7. **EXISTING ZONING.** The subject property is zoned (C-3) Unlimited Commercial and is located within the East Compton Community Standards District (CSD).

Surrounding properties are zoned as follows:

North: C-3 (Unlimited Commercial) and R-1 (Single-Family Residence)/R-2 (Two-Family Residence) Zone

South: C-3 (Unlimited Commercial) Zone

East: R-1 (Single-Family Residence) Zone

West: C-3 (Unlimited Commercial) Zone

8. **EXISTING LAND USES.** The subject property is developed with an existing 18-room rental unit motel and a manager's dwelling unit.

Surrounding properties are developed as follows:

North: Church, beauty salon and single/multiple-family residence

South: Auto repair and banquet hall

East: Single/multiple-family-residence

West: Furniture store, tire shop and adult day care

9. **PREVIOUS CASES/ZONING HISTORY.** No previous cases exist on the subject property. The existing one-story 19-unit motel was constructed on the 0.34-acre lot in 1953. There are building permits approved for the motel, and freestanding sign dated January 27, 1953 and May 5, 1953.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Major Commercial land use category of the Countywide General Plan Land Use Policy Map. A motel within the Major Commercial land use designation is consistent with the intent and policies of the General Plan. Typical land use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service facilities and a range of mixed commercial retail and service activities. The motel was legally established in 1953 and serves local and regional areas. The motel also serves as a buffer between intensive uses, such as auto repair, and residential neighborhoods to the east of the subject property. The request to continue the operation of the motel in an existing commercial corridor will take advantage of existing public services and facility capabilities by utilizing existing public utilities, intensely used highway and transportation system.

The following policies of the General Plan are applicable to the proposed project:

- *"Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls."*

The Patio Motel is located within an established commercial corridor along Atlantic Avenue and is compatible with the community character of this corridor that has been in existence since the 1950's. The current design is also indicative of many of the existing buildings along the commercial corridor, therefore compatible with the community. The Patio Motel provides a service for visitors of the East Rancho Dominguez Community and surrounding areas with affordable accommodations.

- *"Ensuring continuing opportunity for citizen involvement in the land use decision-making process."*

Public hearing notices regarding the subject application were mailed out to the owners of the properties located within a 500-foot radius of the subject property. The notice of public hearing was advertised in La Opinion and in The Press Telegram. Case information materials, including the notice of public hearing, and a factual sheet were forwarded to the Compton Library to provide the public the opportunity to view the information about the proposed project 30 days prior to the public hearing.

- *"Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations."*

The Hearing Officer finds the project consistent with the Major Commercial land use category.

11. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

The zoning category for the subject property is C-3 (Unlimited Commercial) zone. A motel is a use subject to permit in the C-3 zone pursuant to 22.28.210 of the Los Angeles County Code. The existing motel complied with 1953 parking requirements for the C-3 zone with 12 parking spaces for 19-rooms. The parking standards at the time the motel was constructed required parking spaces sufficient in area to accommodate the automobiles of operators and patrons of any such commercial use, pursuant to Los Angeles County Zoning Ordinance No. 1494, 1948 Edition, Section 41 (d). Current parking standards would require 18 parking spaces, which is one space per guest room. In addition, the manager's dwelling unit has two bedrooms, and pursuant to County Code, requires one and one-half covered, plus one-half uncovered parking spaces to comply with County Code Section 22.52.1180.

Additional parking cannot be accommodated on the subject property due to physical constraints. The property and adjacent lots are fully developed with insufficient space for additional parking. Additional parking is not required pursuant to 22.56.1510 of the Los Angeles County Code, since the applicant is not proposing to expand or alter the existing 18-rental unit motel.

The property has approximately 1,500-square feet of landscaping and covers 10 percent of the 0.34-acre lot. Landscaping requirements are met pursuant to Section 22.28.220 (A).

East Compton Community Standards District

The subject property is located within the East Compton Community Standards District. The intent and purpose of the East Compton Community Standards District is to provide a means of assisting in the implementation of the Redevelopment Plan for the East Compton Community Redevelopment Project as adopted by the Board of Supervisors on July 10, 1984 and as subsequently amended. Staff contacted a representative from the East Compton Redevelopment Commission to ask for project consultation on June 2012. The

representative stated that due to the abolishment of the Redevelopment Agencies, there is no staff available to implement the goals of the East Compton Redevelopment Commission.

There are no zone specific regulations for the C-3 zone.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The motel was legally established in 1953 and serves local and regional areas. The motel also serves as a buffer between intensive uses, such as auto repair that is located to west, and residential neighborhoods located to the east of the subject property. The request to continue the operation of the motel in an existing commercial corridor will take advantage of existing public services and facility capabilities by utilizing existing public utilities, intensely used highway and transportation system. With the appropriate conditions and enforcement, the proposal to allow the motel to continue operation will not disrupt the surrounding neighborhood.

Staff has conducted site visits on November 18, 2011, February, 9, 2012, February 12, 2013 and April 2, 2013 to the subject property. During each site visit, the parking area did not appear to be used to full capacity. The property was clean and compatible with the surrounding mixed uses in the neighborhood. No zoning violations were observed.

13. **COUNTY AGENCY COMMENTS AND RECOMMENDATIONS.** On October 13, 2011 the Los Angeles County Sheriff's Department, Compton Substation provided Staff with a Crime Analysis Report regarding calls for service and recommendations for the subject property. These calls for service include a report for narcotics, vehicle citation, receiving stolen property, alcohol intoxication and vehicle boating laws. The Sheriff's Department also made the following recommendations:

- "No Loitering" signs shall be placed and remain clearly posted around the business and any loitering activity be strictly monitored and aggressively discouraged by management.
- The parking area is maintained with sufficient lighting to illuminate the appearance and conduct of all persons in the parking area.
- Management continues to have an on-going liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated when problems occur.

The Sheriff's stated that without the above recommendations a positive endorsement cannot be issued. Staff has added the Sheriff's recommendations in the conditions of approval.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. **PUBLIC COMMENTS.** There was one phone call inquiring about project related details. At the time of this report, there are no comments in favor or opposition of the proposed project.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The proposed project is consistent with the permitted uses of the designated land use category and supports policies of the Countywide General Plan.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The project location, annual zoning inspections and conditions of approval reduce the likelihood that the project will negatively affect the health, peace, comfort or welfare of persons residing in the neighboring area.

Therefore, the request to continue operation of an existing motel at the subject property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

18. The existing motel was constructed and legally established in 1953 with 19-units and twelve (12) parking spaces. Additional parking cannot be accommodated on the subject property due to physical constraints, and the subject lot and adjacent properties are fully developed

Therefore, the existing motel is not required to meet current parking standards pursuant to 22.56.1510 of the Los Angeles County Code under the continuation of a legally established non-conforming use building and structure with no alteration or addition to the building proposed.

19. Access to the subject property is via South Atlantic Avenue. South Atlantic Avenue (designated major highway) is a fully improved road with sidewalks, street trees and street lights. Vehicular access to the subject property is through a 20-foot wide paved driveway to the west and secondary access is to the east adjacent along a 20-foot wide alleyway.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the quantity of traffic that such use would generate.

20. Recommendations made by the Sheriff's Department regarding loitering, lighting in the parking area and to continue having an on-going liaison relationship with motel management has been included as conditions of approval.
21. The Hearing Officer finds that with the appropriate conditions and enforcement, the proposal to allow the motel to continue operation will not disrupt the surrounding neighborhood.

ENVIRONMENTAL DETERMINATION

22. The project to authorize the continued operation of an existing motel with associated parking. There is no expansion or new construction proposed. The project is not an exception to any categorical exemptions.

Therefore, the project qualifies as a categorical Exemption (Class 1-Existing Facilities) and is consistent with the findings by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

23. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to (15) years.
24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201200158 is Approved subject to the attached conditions.

MM:DA
04/04/2013

c: Hearing Officer, Zoning Enforcement, Sheriff's Department

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02756-(2)
CONDITIONAL USE PERMIT NO. 201200158**

PROJECT DESCRIPTION

The project is for a Conditional Use Permit (CUP) to authorize the continued operation of an existing 19-unit motel built in 1953 and located within the C-3 (Unlimited Commercial) Zone and the East Compton Community Standards District. The project is subject to the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on April 16, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the 19-unit motel and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight **(8) biennial (once every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent

information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

PROJECT SITE SPECIFIC CONDITIONS

18. The permittee shall provide and maintain twelve (12) on-site parking spaces as legally established in 1953. If the motel changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the (12), the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
19. No new business signage is approved by this grant. A separate sign review shall be filed for review and approval by Regional Planning.
20. The motel shall be prohibited from using amplified sound equipment, music, or a public address system that is intended to be audible outside the motel building.
21. The permittee shall ensure that the motel manager is aware of and provided a copy of the conditions of approval, and that the manager agrees to implement these conditions as required. The manager shall have duplicate room keys at all times available for emergency personnel. A manager or other responsible person shall be available 24 hours a day, 7 days a week to respond to any problems on the site.
22. The motel shall keep a copy of these conditions of approval in the motel office at all times, and shall make a copy available to law enforcement and to code enforcement personnel upon request.
23. The consumption of alcoholic beverages shall be prohibited in all public areas. Public areas include, but are not limited to, the parking lot and driveways. A sign prohibiting alcoholic beverage consumption in public areas will be placed on the

wall near the office window in the front entrance area and as illustrated on the Exhibit "A".

24. Loitering on the property shall be prohibited at all times. Three "No Loitering" signs shall be placed on the property as depicted on the Exhibit "A" to discourage loitering activity on the property.
25. The permittee shall post a current telephone number for the resident manager or other responsible person on a sign in English and Spanish at the front office so that neighbors, residents or other interested persons may inform the manager or other responsible person of any complaints or if any activities of this facility are a disturbance to them. The sign shall also contain contact information for the Department of Regional Planning's Zoning Enforcement Section.
26. Management shall establish on-going liaison relationship with members of the Sheriff's Department, so that communication can be easily facilitated if problems occur.
27. No abandoned or inoperable vehicles shall be permitted on the property. Repair of vehicles is prohibited on the site.
28. Payphones are prohibited from all public areas on the property.
29. The permittee shall maintain a log of all guests including valid identification and shall make the log available for inspection by County staff.
30. The permittee shall be prohibited from renting rooms to guests on an hourly basis or for less than one night's stay. The maximum length of stay for all guests shall be 29 days.
31. The permittee shall provide adequate lighting above the entrance of the premises, in the parking area and in the room entrance areas. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.
32. Lighting fixtures shall be maintained and in working order at all times, including the parking area and front entrance as depicted on the Exhibit "A".
33. Landscaping at the site shall be maintained in a neat, clean, and healthy condition at all times. Landscaping shall be maintained on at least ten percent of the lot area pursuant to County Code 22.28.220 (A) and as depicted on the Exhibit "A".
34. By June 16, 2013, the permittee shall submit to the Director for review and approval **(3) copies** of a revised Exhibit A, similar to that presented at the public hearing, that clearly depicts the location and numerically labeled light fixtures throughout the property, the placement of the three required "No Loitering" signs and a sign prohibiting the consumption of alcohol in public areas in the entrance

area. The revised plans shall also depict the layout of the manager's dwelling unit. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". All revised plot plan must be accompanied by written authorization of the property owner.

Attachments:

Fire Department Letter dated October 28, 2009

Sheriff's Department dated October 13, 2011

CONDITIONAL USE PERMIT BURDEN OF PROOF

SUBJECT: 14900 S ATLANTIC AVE
COMPTON CA 90221

APN: 6185-006-034

- A.1. The proposed use will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. This is a request of a conditional use permit to maintain an existing motel. The motel was constructed at this location in 1953. At the time, the conditional use permit was not required. The County required a conditional use permit in 1965 and gave this existing non-conforming use a twenty year amortization period to obtain a conditional use permit. The current owner purchased this property in 1990 was not aware of the conditional use permit requirement. We are therefore, applying for a conditional use permit. There has been no substantial change in the surrounding area in the last 15 years. The use, therefore, will not change the uses of the area nor adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
- A.2. The proposed use will not be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The use is located on a 15,000 square foot site and the surrounding uses are of mixtures of commercial, multi-family, and single family uses. The uses in the surrounding vicinity are therefore consistent with this use.
- A.3. The proposed use will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The use is existing. The conditional use permit is to maintain such use at this location. Therefore, it will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.
- B. The site is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The existing site contains 18 rooms on a 15,000 square foot. There is adequate parking on the site.
- C.1. The site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind of quantity of traffic such use would generate. The property is accessible from Atlantic Ave, a major corridor in this area of the County.
- C.2. This site is adequately served by Atlantic Ave.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

Phillips Ests.

DATE: 10-28-2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2009-00980 / R2012-02756-(2)

LOCATION: 14900 S. Atlantic Blvd.

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☒ The required fire flow for this development is **2000** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. **2** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Verify **1** 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: PROJECT AS SUBMITTED IS CLEARED FOR PUBLIC HEARING.
- ☒ Water: Provide evidence on LACoFD fire flow form, Form 196, that the public hydrant and available flow rate meets the current Fire Department requirements. Additional water requirements may be determined once fire flow availability is received and reviewed.
- ☒ Access: Access as shown is adequate.
- ☐ Special Requirements: _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **CLAUDIA SOIZA**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



LOS ANGELES SHERIFF'S DEPARTMENT

COMPTON STATION

301 S. Willowbrook Avenue
Compton, California 90220
310.605.6500
310.763.9318 Fax

FAX COVER PAGE

Date: 10-13-2011

Number of pages (including cover): ~~1111~~ 4

SENT TO: Name: DIANE ARANDA, ASSISTANT REG Planner

Company: L.A. COUNTY DEPT REGIONAL PLANNING

Phone Number: 213 974-6435

FAX Number: 213-626-0434

SENT BY: Name: LT STUCKEY

Phone Number: 310 605-6568

MESSAGE:

NON-CONFORMING REVIEW
PROJECT - R 2009-00980-2
CASE - RNCR-200900003
ESTABLISHMENT: PATO MOTEL
14900 ATLANTIC BLVD
EAST RANCHO DOMINGUEZ

* ORIGINAL IN COUNTY MAIL



Erroy D. Brown, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



October 13, 2011

Diane Aranda, Assistant Regional Planner
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Los Angeles County Department of Regional Planning:

The purpose of this letter is to advise you regarding the application submitted for a Non-Conforming Review (Case# RNCR200900003) for the existing Patio Motel, 14900 South Atlantic Boulevard, East Rancho Dominguez.

We have conducted a review of crime statistics from January 1, 2006, through September 30, 2011 for the location. Our review revealed there were seven (7) reported crimes linked to the address during the five year period.

- Narcotics (1)
- Vehicle (2)
- Vandalism (1)
- Receiving Stolen Property (1)
- Drunk: Alcohol (1)
- Vehicle and Boating Laws (2)

A summary of reported incidents for the time period has been included for the Regional Planning's consideration.

With this in mind and after visiting the location, we would like to make the following recommendations for the Non-Conforming Review:

1. "No loitering" signs shall be placed and remain clearly posted around the business and any loitering activity be strictly monitored and aggressively discouraged by management.
2. The parking area is maintained with sufficient lighting to illuminate the appearance and conduct of all persons in the parking area.
3. Management continues to have an on-going liaison relationship with members of

A Tradition of Service Since 1850

the Sheriff's Department, so that communication can be easily facilitated when problems occur.

Without all of these recommendations implemented and maintained by the operator of the business, the Los Angeles County Sheriff's Department cannot issue a positive endorsement.

Should you have any questions, comments or concerns regarding this matter, please do not hesitate in contacting me at (310)605-6500.

Sincerely,

LEROY D. BACA, SHERIFF

A handwritten signature in black ink, appearing to read "Diane Walker", with a stylized flourish at the end.

Diane E. Walker, Captain
Compton Sheriff's Station



Los Angeles County Sheriff's Department
Compton Station
Crime Analysis Unit

October 4, 2011

Re: Activity at 14900 S. Atlantic (*Patio Motel*) – January 1, 2006 through September 30, 2011.

The list below shows all reported activities at the 14900 S. Atlantic. During this time period, there were 8 incident reports and 13 calls for service associated with the location.

Incident Reports

INCIDENT TYPE	COUNT
NARCOTICS: Heroin, Etc Or Sched I Or II Drugs (Possess/Sales)	1
VEHICLE/BOAT, OTHER NON-CRIMINAL: Vehicle/Boat, Stored/Impounded	2
VANDALISM MISD	1
RECEIVING STOLEN PROPERTY: Receiving Stolen Property	1
DRUNK: Alcohol	1
VEHICLE AND BOATING LAWS: Misdemeanor	2

Calls for Service

TAG #	DATE	RADIO CODE
177	6/27/2006	902N Traffic Collision - No Injuries
251	8/15/2006	415 Disturbance
75	10/19/2006	586D Illegal Parking - Driveway
190	9/8/2007	925 Person Acting Suspiciously
104	5/11/2008	483R Hit and Run
221	4/3/2009	925A Person Acting Suspiciously in a Vehicle
102	6/7/2009	924P Suspiciously Circumstances - Panic Alarm
208	9/4/2009	909T Traffic Hazard
43	10/2/2009	415B Disturbance - Business
14	2/12/2010	909 Traffic Stop
229	5/21/2010	909 Traffic Stop
9	10/4/2010	909 Traffic Stop
72	12/5/2010	503A Recovered Vehicle



Leroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

*4700 Ramona Boulevard
Monterey Park, California 91754-2169*



October 13, 2011

Diane Aranda, Assistant Regional Planner
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

OCT 17 2011

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LEROY D. BACA, SHERIFF

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Diane E. Walker, Captain
Compton Sheriff's Station



Los Angeles County Sheriff's Department
Compton Station
Crime Analysis Unit

October 4, 2011

Re: Activity at 14900 S. Atlantic (*Patio Motel*) – January 1, 2006 through September 30, 2011.

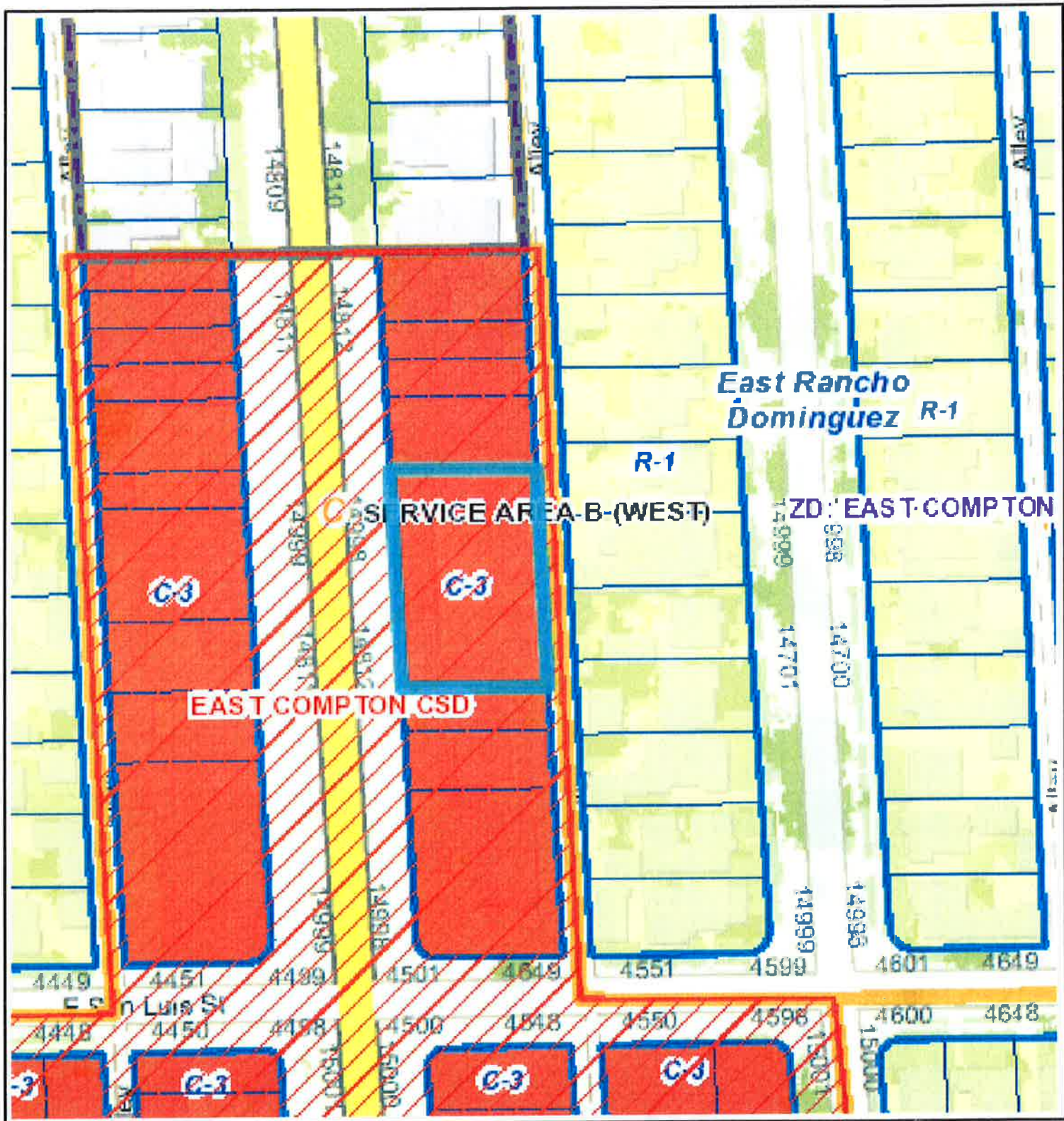
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Calls for Service

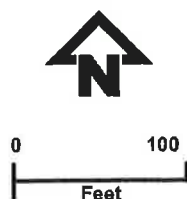
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Department of Regional Planning

14900 Atlantic Avenue, Compton

Printed: Apr 04, 2013



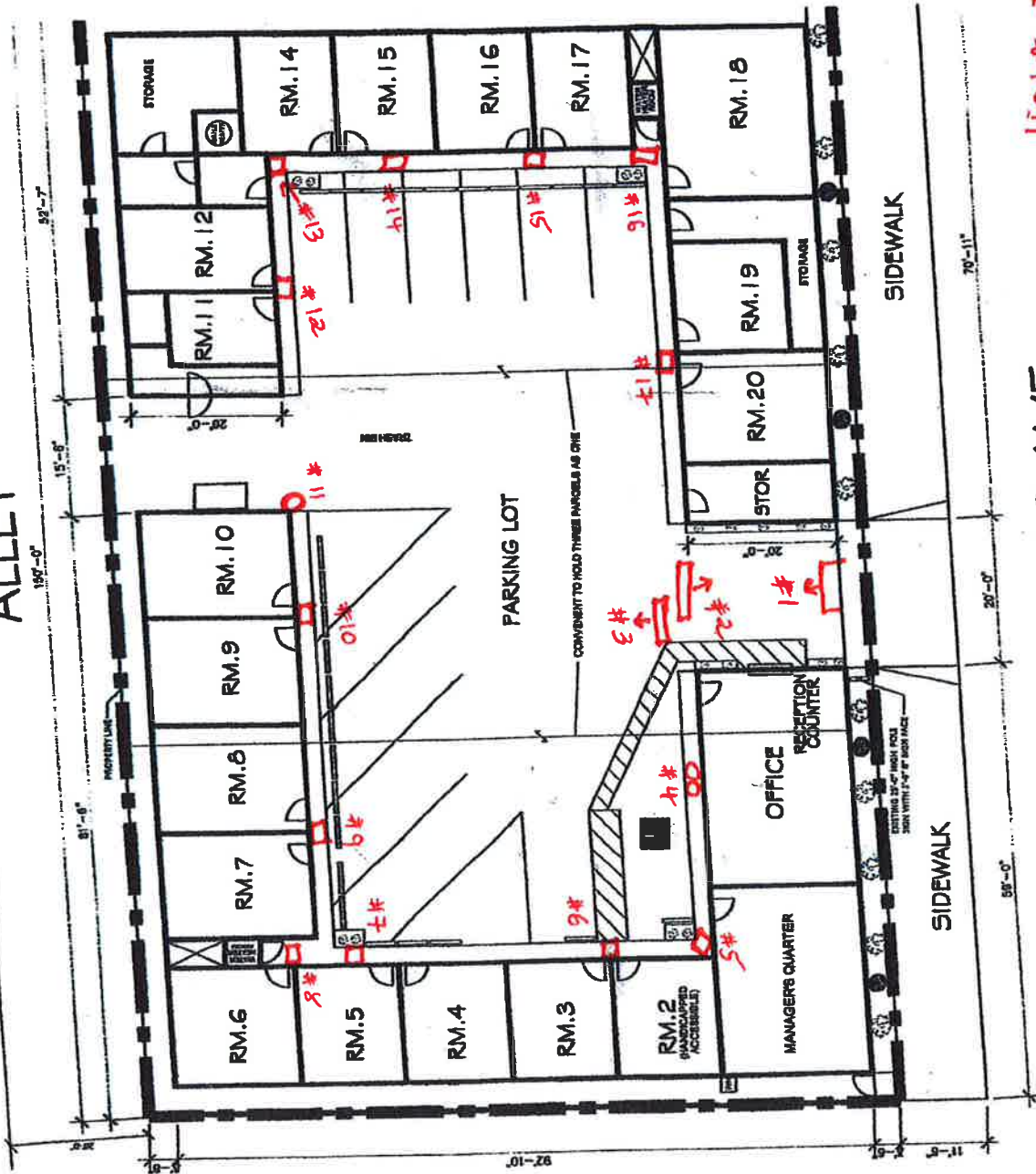
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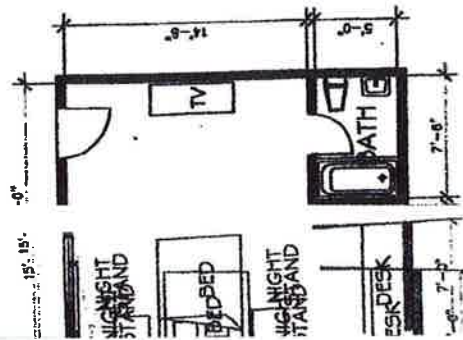
ALLEY



S. ATLANTIC AVE.

Light Fixtures
locations &
total counts

17







Facing West (across the street)





Front landscaping



Rear of Property



Manager's unit

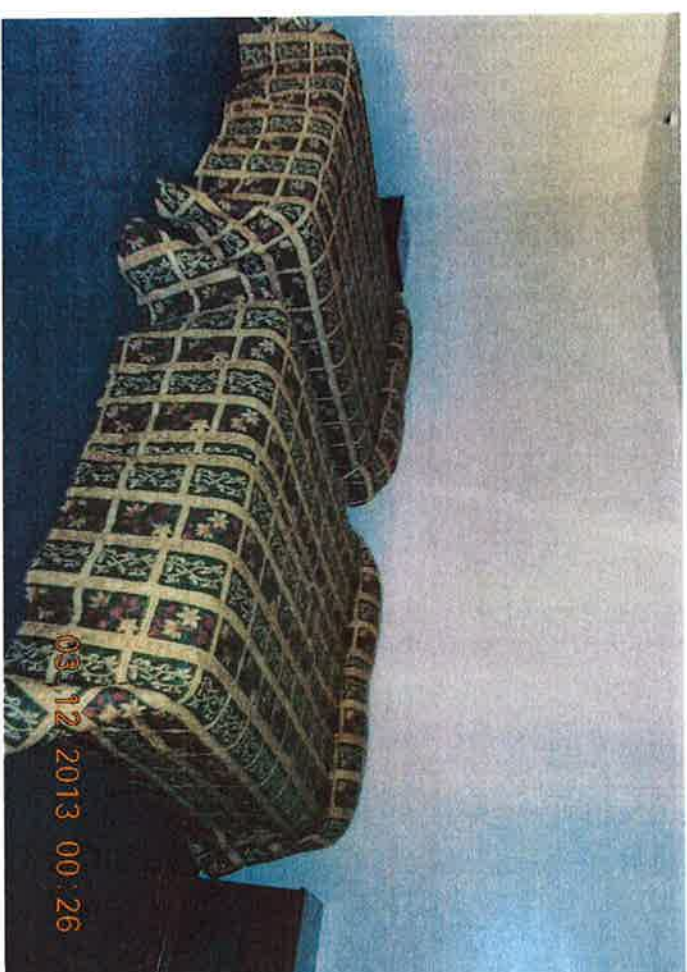
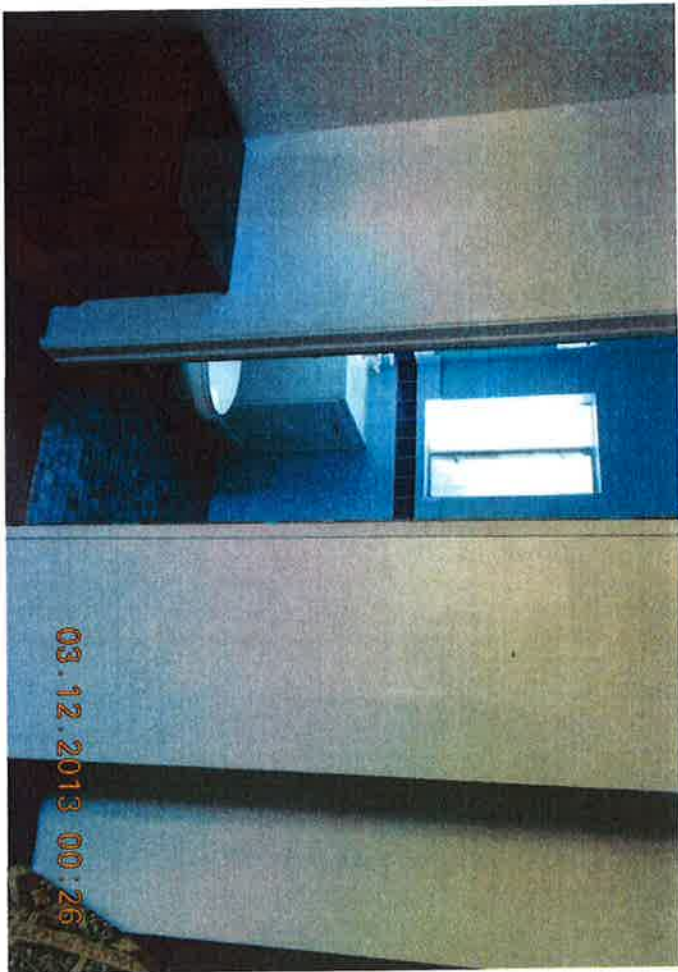


04.01.2013 22:40



04.01.2013 22:39

Apt #10 - The only two bedroom unit





03.12.2013 00:27



03.12.2013 00:28



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03.12.2013 00:28

Front Entrance

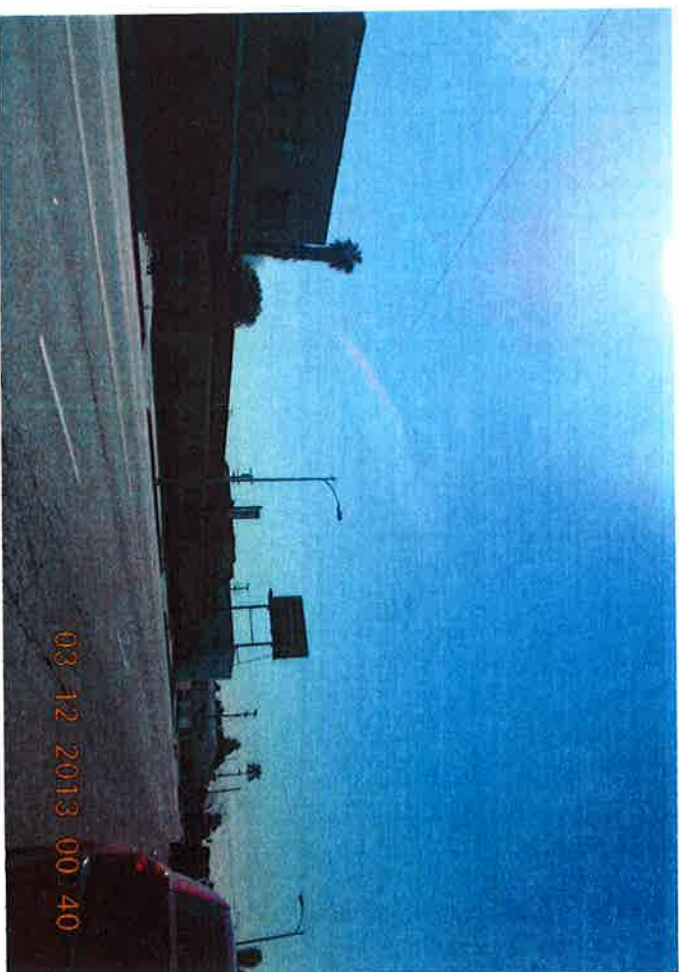




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03.12.2013 00:28



03.12.2013 00:40



03.12.2013 00:32

